

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Kakinada Municipal Corporation – Change of Land use from Residential use to Commercial use in T.S.No.1248/P, 1249/P and 1250/P, Block No. 35, Ward No.1 bearing D.No. 13-1-37, 38 and 39 to an extent of 965.44 Sq. Mtrs – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.: 100

Dated: 21-02-2012

Read the following:-

1. G.O.Ms.No. 389 MA., dated 10-09.1975.
2. From the Director of Town and Country Planning, Hyderabad Lr.Roc.No. 4752/2011/R, dated:29-06-2011.
3. Govt. Memo No. 17510/H1/2011-1, dt:24-08-2011.
4. Commissioner of Printing, A.P. Extraordinary Gazette No.486, Part-I, dt:27.08.2011.
5. From the Director of Town & Country Planning, Lr. No. 4752/2011/R, dt. 30.01.2012.

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ORDER:-

The draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.389 MA., dated 10.09.1975 was issued, in Government Memo No. 17510/H1/2011, Municipal Administration & Urban Development Department dt:24.08.2011 and published in the Extraordinary issue of A.P. Gazette No.486, Part-I, dated 27.08.2011. No objections and suggestions have been received from the Public within the stipulated period. the Director of Town and Country Planning, Hyderabad in his letter dt:30.01.2012 has stated that the Commissioner, Kakinada Municipal Corporation has informed that the applicants have paid an amount of Rs.38,650/- (Rupees thirty eight thousand six hundred and fifty only) towards conversion charges as per G.O.Ms.No.158, MA., dt:22-03-1996. Hence the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry,.
The Municipal Commissioner, Kakinada Municipal Corporation, Kakinada.

Copy to:

The individual through the Municipal Commissioner, Kakinada Municipal Corporation, Kakinada.

The District Collector, East Godavari District.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. No.486, Part-I, dt:27.08.2011, as required by clause (b) of the said section.

VARIATION

The site in R.S. No. 1248(P), 1249(P) and 1250(P), Block No. 35, Ward No. 1, bearing D.No. 13-1-37,38 and 39, Kakinada to an extent of 965.44 Sq. Mtrs. the boundaries of which are as shown in the schedule below and which is earmarked for Residential Use in the General Town Planning Scheme (Master Plan) of Kakinada sanctioned in G.O.Ms.No. 389 MA., dated 10.09.1975 is now designated for Central Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map bearing GTP.No.14/2011/R which is available in Municipal Office, Kakinada Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior approval for layout/development permission from Director of Town and Country Planning/ competent authority as the case may be.
7. The applicant shall surrender the site effected under road widening.
8. The applicant shall take prior approval of the proposed building before ground from the Competent Authority.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : T.S. No. 1249(P) House of Vuppuluri Maharaj Kumar.
East : Existing 60'-0" (18M) wide road to be widened to 80'-0" (24M) as per the Master Plan.
South : T.S. No. 1249 (Sri Sitaramaswamivari Temple)
West : T.S. No. 1250(P), 1248(P) House of Ayyalasomayajula and M. Phani sastry.

B.SAM BOB
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SECTION OFFICER